

Hugo Suarez AIA
1959 E. Oakwood Street
Pasadena, CA 91104

Nov 7, 2014

County of Los Angeles
Planning Commission
320 W. Temple Street,
Pasadena, CA 90012

REF: 1488 ½ Old House Road, Pasadena, CA (Unincorporated portion of LA County)
APN: 5759-006-010
Certificate of Compliance # CC-95-0341
General Plan Update
Proposed Zone Change from OS to R1

Commissioners:

I am writing this letter as the property owner of the above referenced parcel with the intent to express my support for the proposed zone change, and provide you with a brief history since I have been the property owner of such parcel.

In 2001, I purchased the property located at 1488 ½ Old House Rd, in the unincorporated area of Kineloa Mesa in the Pasadena area. The property is surrounded to the north, south and west by single family residences located in the city of Pasadena, and to the east by the wash basin above the Kinneloa Golf course located in LA County. Prior to closing the escrow on the purchase of the property, and as contingency of the purchase, I filed with the Department of Regional Planning for a Site Plan review for the construction of a single family home, (#47027) and an Oak tree permit (#00-113(5)), as well as filed for access approval by LA County Fire Department. I obtained the Site Plan review and Oak tree Permit approvals, as well as the Fire Department approvals in 2001.

In the approved Site Plan Review documents, the approving planner, Rudy Silva, marked the zoning on the plans as being A1-20,000 (see attached). Based on the approved Site Plan, I obtained a retaining wall permit (BL0009270041) and a grading permit (GR000503003) for the construction of the proposed residence. Later that year, I started building the retain walls, but was forced to halt construction, due to personal reasons.

I have received a letter prepared by Los Angeles County Department of Regional Planning dated Aug 1, 2013, notifying me that the County will rezone the property to R1. I am obviously very supportive of such rezone, as it will rectify the error made by the Planning Department when the site plan for the construction of a single family residence was approved, and grading and retaining wall permits were issued in reliance of such approval. This zone change will also provide zoning consistency with the underlying General Plan Land Use Category 1 Low density residential.

I would like to reiterate the fact that this parcel of land has been and continues to be in private ownership for several years prior to any zone change to open space, and that the zoning of a privately owned parcel to Open Space will represent a tremendous financial burden to me as the property owner.

Incidentally, I bought the land in 2001 from Mrs. Natalia Trifunac who was the same person that sold the house at 1488 Old House Rd to my westerly neighbor. One of the conditions that Mrs. Trifunac stipulated is that I would not block her view of the driving range to the south. Ms Trifunac reviewed and approved the site plan for the construction of the new house, and executed the necessary access and utility easements for the new residence, based on my site plan. In addition, all of the required County agencies reviewed and approved the plans for the new construction, including the Department of Public Works, The Flood Control District, The Fire and Forestry Departments as well as the Building and Planning departments. Finally, an analysis of the surrounding area reveals that a 4,000sf single family home in a one acre parcel is very consistent with the existing density in the neighborhood.

Thank you for your consideration, If you have any questions regarding this letter, you may contact me at the following numbers:

Work: 213.614.6090
Cell: 626.826.6090
E mail: hsuarez@tsminc.com

Sincerely,


Hugo Suarez AIA

CC: Tina Fung, Sr. planner
Robert Glaser, Principal Planner
Mark Herwick, Supervising Regional Planner
Sorin Alexanian, Deputy Director
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